

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Thursday 18th September 2025 at 6.30 pm

PRESENT: Councillors: A Ashburn, J Brady (Vice-Chairman), S Gillies, M Johns, G McCaw, P Nowlan, B Samuels (Chairman), P Samuels, B Stoyel and J Suter.

ALSO PRESENT: 2 Members of the Public, 2 Representatives of Bloor Homes, D Joyce (Office Manager / Assistant to the Town Clerk)

APOLOGIES: R Bickford, R Bullock, S Martin, S Miller, L Mortimore and J Peggs.

60/25/26 HEALTH AND SAFETY ANNOUNCEMENTS.

The Chairman informed those present of the actions required in the event of a fire or emergency.

The Chairman welcomed James Artingstall and John Drewett representatives of Bloor Homes to this evening's meeting.

61/25/26 DECLARATIONS OF INTEREST:

- a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.

Councillor	Agenda Item	Pecuniary/ Non-Pecuniary	Reason	Left Meeting
McCaw	PA25/05086	Non-Pecuniary	Business associate to family member of applicant	Yes

- b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.

None received.

62/25/26 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

The Chairman informed Members that two public questions had been received.

It was proposed by Councillor B Samuels, seconded by Councillor Brady and **RESOLVED** to take the questions listed under agenda item 7, to which they pertain.

63/25/26 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 19 AUGUST 2025 AS A TRUE AND CORRECT RECORD.

Please see a copy of the minutes on the STC website or request to see a copy at the Guildhall.

It was proposed by Councillor B Samuels seconded by Councillor Brady and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 19 August 2025 were confirmed as a true and correct record.

64/25/26 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

65/25/26

TO RECEIVE A PRESENTATION FROM BLOOR HOMES ON THE TRELEDAN PHASE 2B (SPORTS FACILITIES) AND PHASE 3 DEVELOPMENT.

Representatives from Bloor Homes attended and gave a presentation on the current stage of development, focusing on Phase 2B and Phase 3.

Topics discussed included the new sports hub and grounds, the design review panel and feedback received to date with a link provided to allow for further public comments to be received and information on a further public consultation being held in November 2025.

Members asked various questions, including raising concerns about separation between residential and commercial areas with Bloor Homes responding that an existing hedge will remain to provide separation.

Members discussed the provisions of a school being provided in the designs suggesting that a secondary school may be more beneficial due to current capacity issues at secondary levels.

Bloor homes spoke of the design review panel draft document currently being created and once published a notification to all stakeholders will be sent advising the final version is available.

The Chairman asked two questions posed by Members of the public not in attendance at this evening's meeting.

Date Received	Public Questions to the Town Council	Submitted By
17.09.2025	RE: a question regarding Phase 2b (Sports Facilities) and 3 of Treledan Should not the land zoned for commercial/employment use be the next phase of the development as Saltash is critically lacking in the availability of employment land in the town and we are likely to lose some businesses due to the lack of their ability to expand?	Chair of Saltash Chamber of Commerce

17.09.25	<p>RE: a question regarding Phase 2b (Sports Facilities) and 3 of Treledan</p> <p>Is it not time for the local/commercial area to be developed so that local residents have nearby facilities? When is it planned to start these planned areas?</p>	Vice Chair of Community Enterprises
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Bloor Homes discussed trigger points for various aspects of the development. This area is due to be delivered before 2029 with access to the site being improved by the redevelopment of the Stoketon Cross roundabout providing further access to develop the commercial area.

In answer to question two - Bloor Homes answered that the shop unit will be built alongside residential units with construction to be timed to ensure there are enough residents on site to support amenities and avoid underuse. Bloor Homes indicated that full self-sufficiency of this area of the site is not expected within the next 12 to 18 months.

It was **RESOLVED** to note.

66/25/26

TO RECEIVE AND REVIEW THE PLANNING AND LICENSING COMMITTEE'S BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE:

Members agreed to take the following agenda items en bloc.

- a. Quarter Four for the year 2024/25;
- b. Quarter One for the year 2025/26;
- c. Quarter Two for the year 2025/26;

It was proposed by Councillor B Samuels, seconded by Councillor Brady and **RESOLVED**:

- 1. To approve the Town Clerk's scores for Quarter Four 2024/25 and Quarter One 2025/26
- 2. To delegate to the Town Clerk to score Quarter Two 2025/26.

67/25/26 PLANNING:

a. Applications for consideration:

Councillor McGaw declared an interest in the next item and left the meeting.

PA25/05086

Mr C Parsonage, Parsonage Developments Ltd – **Hole Farm, Tamar View Industrial Estate, Avery Way, Carkeel PL12 6LD**

Retrospective application for the development of 21 industrial units [B2] with associated roads, parking and landscaping as approved by Decision Notice PA20/00982 Dated 19.04.22

Ward: Trematon

Date received: 15/08/2025

Response Date: 19/09/2025

Members discussed the retrospective application at length.

It was proposed by Councillor Brady, seconded by Councillor Stoyel and resolved to **RECOMMEND REFUSAL** due to:

1. The proposed development would have a detrimental effect on the character and amenity of the surrounding area;
2. The narrow access road presents serious accessibility issues, which would negatively affect the development as a whole, including its impact on surrounding units, facilities, and shops and raises serious safety concerns;
3. The proposal would compromise the operation and accessibility of nearby amenities, particularly the recycling centre.

Councillor McCaw was invited and returned to the meeting.

PA25/05257

Mrs Pippa Hyam – **Wivelscombe Manor, Elmgate, Saltash PL12 4 QY**

Listed Building Consent:- Replace the windows in exactly the same style, using accouya wood and with double glazing

Ward: Trematon

Date received: 19/08/2025

Response Date: 19/09/2025

It was proposed by Councillor Stoyel, seconded by Councillor McCaw and resolved to **RECOMMEND APPROVAL**.

PA25/05877

Mrs Corinne Ashcroft- **72 Hillside Road, Saltash PL12 6EY**

Removal of UPVC conservatory and replacement with single storey flat-roofed extension (with identical footprint) to facilitate remodel to open plan kitchen/diner

Ward: Tamar

Date received: 21/08/2025

Response Date: 19/09/2025

It was proposed by Councillor Suter, seconded by Councillor Johns and resolved to **RECOMMEND APPROVAL**.

PA25/05769

Mr Maxwell Needham-Bailey, Cornwall Council- **Jubilee Green, Old Ferry Road, Saltash PL12 6JD**

Revetment strengthening by removing the existing concrete cellular block units and replacing with rock armour

Ward: Tamar

Date received: 27/08/2025

Response Date: 19/09/2025

It was proposed by Councillor Brady, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL**.

PA25/06098

Mr and Mrs C Darke- **147 Callington Road, Saltash PL12 6JA**

Rear extension to provide living room, side extension to provide porch, utility room, wet room.

Ward: Tamar

Date received: 27/08/2025

Response Date: 19/09/2025

It was proposed by Councillor Johns, seconded by Councillor Suter and resolved to **RECOMMEND APPROVAL**.

PA25/05416

Hannah Linford- **Pengarth, Carkeel, Saltash PL12 6PH**

The proposal consists of an annex, a two-storey rear and side extension to the main dwelling, designed to expand internal living & kitchen space, with the addition of a master bedroom and internal modifications on the first floor.

Ward: Trematon

Date received: 29/08/2025

Response Date: 19/09/2025

It was proposed by Councillor McCaw, seconded by Councillor Stoyel and resolved to **RECOMMEND APPROVAL**.

PA25/06520

Mr and Mrs Hodges – **Land North East of Latchbrook Farm, Liskeard Road, Saltash PL12 4RJ**

Permission in Principle for the proposed erection of up to 3 dwellings minimum of 2

Ward: Trematon

Date received: 01/09/2025

Response Date: 19/09/2025

It was proposed by Councillor Stoyel, seconded by Councillor McCaw and resolved to **RECOMMEND APPROVAL**.

PA25/06142

Robert Edgar Living by Design – **1 Trerice Close, Carkeel, Saltash PL12 6FQ**

Proposed Glass Conservatory to the rear of the Dwelling

Ward: Trematon

Date received: 09/09/2025

Response Date: 30/09/2025

It was proposed by Councillor Stoyel, seconded by Councillor Nowlan and resolved to **RECOMMEND APPROVAL**.

PA25/06489

Phil Lucassi – **104 Callington Road, Saltash PL12 6EA**

Installation of new hardstanding for off-road parking

Ward: Tamar

Date received: 11/09/2025

Response Date: 02/10/2025

It was proposed by Councillor Johns, seconded by Councillor Suter and resolved to **RECOMMEND APPROVAL**.

b. Tree applications:

PA25/06053

Helen Harrington – **5 Babis Farm Way, Saltash PL12 4TA**

Works to Trees covered by a Tree Preservation Order (TPO) - 2 large Oak Trees - T1 - Tree in middle of back boundary requires 2 branches cutting back. T2 - Tree to back right of property requires 3 branches cutting back.

Ward: Essa Ward

Date received: 28/08/2025

Response Date: 19/09/2025

It was proposed by Councillor Brady, seconded by Councillor Gillies and resolved to **RECOMMEND APPROVAL**.

68/25/26 CONSIDERATION OF LICENCE APPLICATIONS:

None received.

69/25/26 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

70/25/26 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

71/25/26 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that the public and press be re-admitted to the meeting

72/25/26 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

It was proposed by Councillor B Samuels, seconded by Councillor Ashburn and **RESOLVED** to issue a Press and Social Media Release:

1. Bloor Homes Public Consultation Survey.

DATE OF NEXT MEETING

Tuesday 21 October 2025 at 6.30 pm

Rising at: 7:47p.m.

Signed: _____
Chairman

Dated: _____